

FEB 6 10 29 AM '97

BK 312 PG 230
W.E. DAVIS CH. CLK.

PREPARED BY AND RETURN TO:
TAYLOR, JONES, ALEXANDER, SORRELL & McFALL, LTD.
ATTORNEYS AT LAW
P. O. BOX 188, SOUTHAVEN, MS 38671
(601) 342-1300

CHARLES AVERY and wife,
LESA M. AVERY
GRANTORS

WARRANTY

TO

DEED

CARL R. PERSONKE, a
married person
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, CHARLES AVERY and wife, LESA M. AVERY do hereby sell, convey, and warrant unto CARL R. PERSONKE, a married person, the land and all appurtenances thereon lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 274, Section "B", of LAKE O'THE HILLS SUBDIVISION in Section 19, Township 3 South, Range 9 West, Desoto County, Mississippi as per plat thereof recorded in Plat Book 2, Pages 35-36 in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above property is the same property conveyed to Charles Avery by Warranty Deed of record in Book 144, Page 606 in the Chancery Clerk's Office of Desoto County, Mississippi. Lisa M. Avery joins in the execution of this Warranty Deed to convey any interest she may have in the above described property as to her homestead and marital interest to Charles Avery.

The warranty in this deed is subject to subdivision restrictions, covenants, building lines and easements; rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Taxes for 1997 have been prorated between the Grantor and Grantee as of this date based on the previous year and are to be paid by the Grantee.

Possession is to be given on delivery of this deed.

WITNESS our signature(s), this the 31st day of January, 1997.

Charles Avery
CHARLES AVERY

Lesa M Avery
LESA M. AVERY

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the jurisdiction aforesaid, the within named CHARLES AVERY and wife, LESA M. AVERY, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, as their free act and deed, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31st day of January 1997.

W. E. Davis
Notary Public

My commission expires: MY COMMISSION EXPIRES SEP 7 1999

PROPERTY ADDRESS: 3640 GLEN ARTNEY COVE, HERNANDO, MS 38632

Grantors' Address: 3640 Glen Artney Cove

307 McCormick Hernando, Ms. 38632

Phone 901-837-1250 Res# 901-837-1250

Bus# 901-797-7012 Bus# 608-266-3285